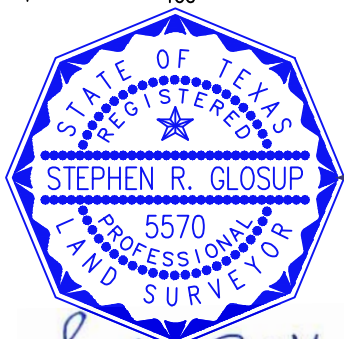
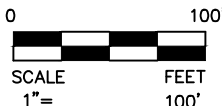
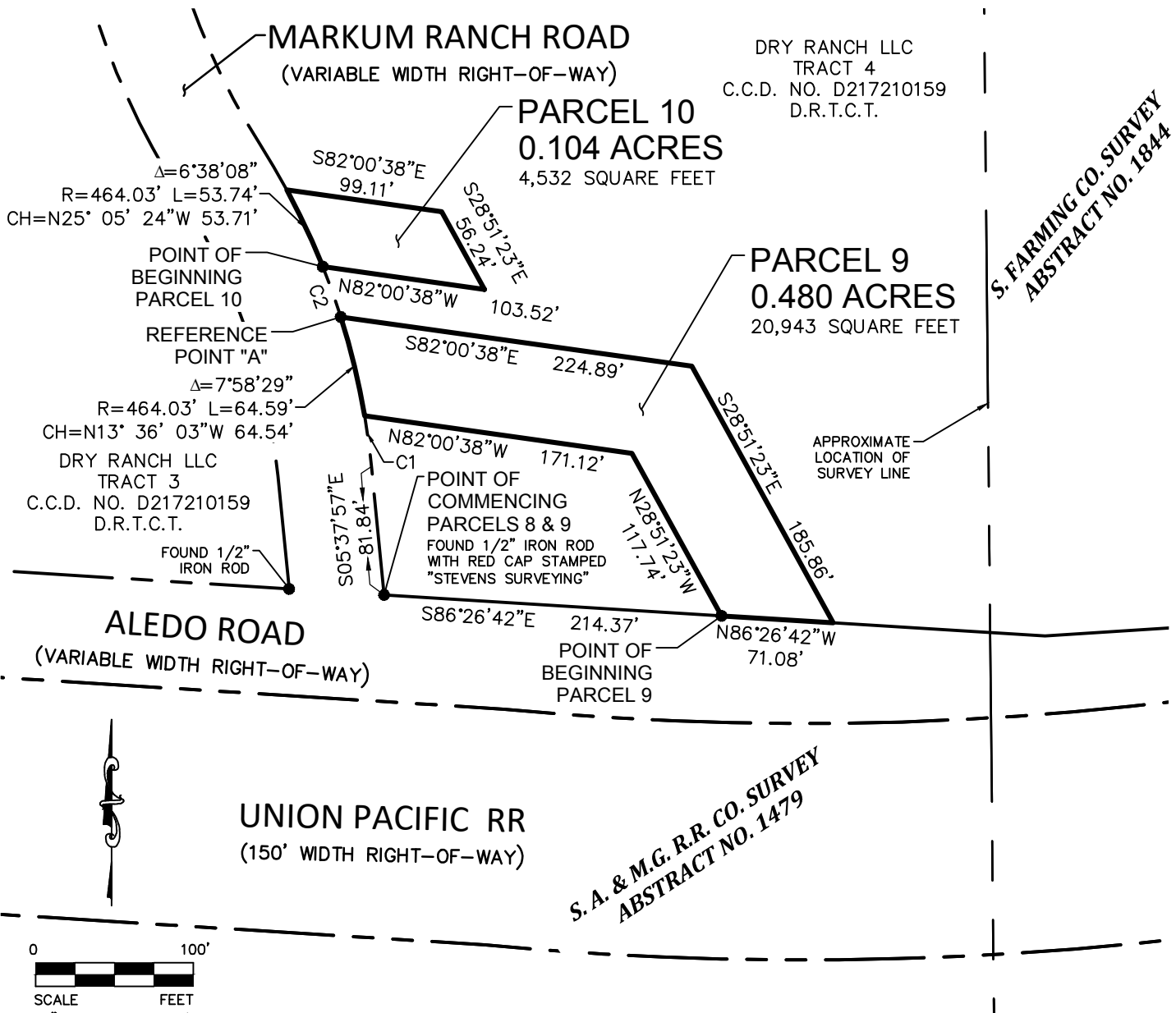


EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
A PART OF THE D. DIXON SURVEY, ABSTRACT NO. 442, G. WILKES SURVEY,
ABSTRACT NO. 1872 AND S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1479



Stephen R. Glosup

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	3°57'26"	470.06	32.46	S07°36'40"E 32.46'
C2	4°11'02"	464.03	33.89	N19°40'49"W 33.88'

DUNAWAY

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 Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
 D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

DATE: JANUARY 10, 2022 01/10/2022

PAGE 1 OF 3
 DUNAWAY JOB NO. B007252.001

PLOTTED BY: Steve Glosup ON: Tuesday, September 13, 2022 AT: 4:01 PM FILEPATH: G:\Production\4000\007200\7295\001\Survey\Drawings\Easements\B007295\001 - Walnut Creek Dry Creek SS TC ESMIS.dwg

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A PART OF THE D. DIXON SURVEY, ABSTRACT NO. 442, G. WILKES SURVEY,
ABSTRACT NO. 1872 AND S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1479

PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

PARCEL 9

BEING a tract of land situated in the S.A. & M.G. R.R. Co. Survey, Abstract No. 1479, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land as described as Tract 4 by deed to Dry Ranch LLC, recorded in County Clerk's Document No. D217210159, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod with red cap stamped "STEVENS SURVEYING" for the intersection of the north right-of-way line of Aledo Road (a variable width public right-of-way), the east right-of-way of Markum Ranch Road (a variable width public right-of-way) and the southwest corner of said Tract 4;

South 86°26'42" East, with the north right-of-way line of said Aledo Road, a distance of 214.37 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE North 28°51'23" West, departing the north right-of-way line of said Aledo Road, crossing into said Tract 4, a distance of 117.74 feet to a point;

THENCE North 82°00'38" West, continuing across said Tract 4, a distance of 171.12 feet to a point in the east right-of-way line of said Markum Ranch Road for the beginning of a non-tangent curve to the left having a central angle of 07°58'29", a radius of 464.03 feet and chord bearing and distance of North 13°36'03" West – 64.54 feet;

THENCE continuing with the east right-of-way line of said Markum Ranch Road and with said non-tangent curve to the left in a northwesterly direction, an arc length of 64.59 feet to a point, said point being Reference Point "A";

THENCE South 82°00'38" East, departing said east right-of-way line of said Markum Ranch Road, crossing into said Tract 4, a distance of 224.89 feet to a point;

THENCE South 28°51'23" East, continuing across said Tract 4, a distance of 185.86 feet to a point in the north right-of-way line of said Aledo Road;

THENCE North 86°26'42" West, with the north right-of-way line of said Aledo Road, a distance of 71.08 feet to the POINT OF BEGINNING and containing a calculated area of 20,943 square feet or 0.480 acre of land.

PARCEL 10

BEING a tract of land situated in the S.A. & M.G. R.R. Co. Survey, Abstract No. 1479, City of Fort Worth, Tarrant County, Texas and being a part of that certain tract of land as described as Tract 4 by deed to Dry Ranch LLC, recorded in County Clerk's Document No. D217210159, Deed Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Continued.....

DUNAWAY JOB NO. B007295.001



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TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup

01/10/2022

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
A PART OF THE D. DIXON SURVEY, ABSTRACT NO. 442, G. WILKES SURVEY,
ABSTRACT NO. 1872 AND S.A. & M.G. R.R. CO. SURVEY, ABSTRACT NO. 1479

PROPERTY DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT

Continued.....

COMMENCING at Reference Point "A" for a point in the east right-of-way of Markum Ranch Road (a variable width public right-of-way) and the west line of said Tract 4 for the beginning of a non-tangent curve to the left having a central angle of 04°11'02", a radius of 464.03 feet and a chord bearing and distance of North 19°40'49" West - 33.88 feet;

Continuing with the east right-of-way line of said Markum Ranch Road and with said non-tangent curve to the left in a northwesterly direction, an arc length of 33.89 feet to the POINT OF BEGINNING of herein described tract of land, said point being the beginning of a non-tangent curve to the left having a central angle of 06°38'08", a radius of 464.03 feet and a chord bearing and distance of North 25°05'24" West - 53.71 feet;

Continuing with the east right-of-way of said Markum Ranch Road and said with said non-tangent curve to the left in a northwesterly direction, an arc length of 53.74 feet;

THENCE South 82°00'38" East, departing the east right-of-way line of said Markum Ranch Road, crossing into said Tract 4, a distance of 99.11 feet to a point;

THENCE South 28°51'23" East, continuing across said Tract 4, a distance of 56.24 feet to a point;

THENCE North 82°00'38" West, continuing across said Tract 4, a distance of 103.52 feet to the POINT OF BEGINNING and containing a calculated area of 4,532 square feet or 0.104 acre of land.

NOTES: The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, based upon GPS measurements, according to the GPS Reference Network.

A drawing of even date accompanies this metes and bounds description.

The metes and bounds description contained herein was compiled from information contained in recorded documents and does not reflect the results of an on the ground survey.

DUNAWAY JOB NO. B007295.001

PAGE 3 OF 3


Stephen R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570
srg@dunaway.com
January 10, 2022



EXHIBIT "A"
TEMPORARY CONSTRUCTION
EASEMENT

A PART OF THE
D. DIXON SURVEY, ABSTRACT NUMBER
442, G. WILKES SURVEY, ABSTRACT NO.
1872 AND S.A. & M.G. R.R. CO. SURVEY,
ABSTRACT NO. 1479



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City of Fort Worth, Tarrant County, Texas.